



DEAL KILLER REPORT · LAST 12 MONTHS · THROUGH OCTOBER 3, 2026

ZIP 28428

Resale homes (new construction and land left out)

When a deal dies in ZIP 28428, it costs the seller about \$44,100

94 of about 415 contracts for resale homes in ZIP 28428 fell apart over the last 12 months — about 1 in 4. The ones that sold later took 94 more days and sold for 4.7 points less of their first asking price than homes that closed on the first contract. And 44% of the homes whose deal died never sold at all.

23%

of contracts fell apart
94 of about 415

94

extra days on the market
146 days vs. 52 on the first contract

\$44,100

estimated cost of a dead deal
with a mortgage

44%

never sold at all
of the homes whose deal died

4.7

lower price (points of first ask)
91.3% vs. 96.0% of first asking

\$34,500

if the home is paid off

What a dead deal costs, line by line

A typical \$642,500 home	Per day	94 days
Mortgage interest	\$102.52	\$9,637
Property taxes	\$8.20	\$771
Insurance	\$8.22	\$773
HOA dues	\$3.29	\$309
Upkeep	\$17.60	\$1,654
Utilities	\$8.22	\$773
Holding costs	\$148.05	\$13,920
Lower sale price (the scar)		\$30,200
Estimated total		\$44,100

Most resale deals die over the home inspection, the appraisal or the buyer's loan.

A pre-market inspection finds the big items before a buyer does. Fix them or disclose them up front, and a buyer has no surprise to renegotiate over or walk away from. It's part of the Buddy Blake Team's home selling system.

An estimate, not a quote: 20% down at 7.28% (Freddie Mac 30-year average, 2026-10-01), interest only; median property tax bill on these homes (MLS); insurance \$250/month, upkeep 1% of value a year, utilities \$250/month, HOA = median dues.



By age of the home

	Contracts	Fell apart	Extra days	Price scar	Est. cost
Under 10 yrs	73	15%	—	—	—
10–19 yrs	26	15%	—	—	—
20–29 yrs	105	25%	87	4.6 pts	\$44,500
30–49 yrs	179	23%	47	5.4 pts	\$35,000
50+ yrs	32	38%	47	7.6 pts	\$51,600

Crawl space vs. no crawl space

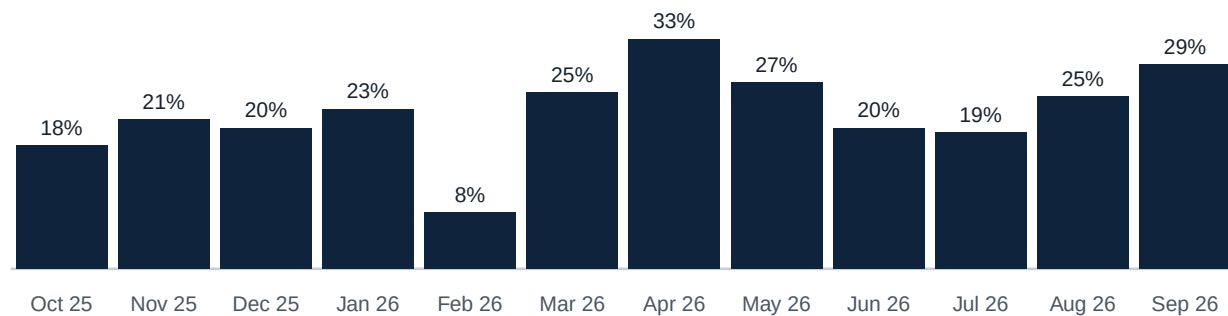
	Contracts	Fell apart	Extra days	Price scar	Est. cost
Crawl space	58	28%	145	5.6 pts	\$65,900
No crawl space	334	22%	89	5.4 pts	\$48,400

By first asking price

	Contracts	Fell apart	Extra days	Price scar	Est. cost
\$300–400K	34	21%	—	—	—
\$400–500K	45	27%	—	—	—
\$500–750K	150	17%	69	3.6 pts	\$29,900
\$750K–1M	109	28%	87	6.9 pts	\$71,800
\$1M+	71	23%	54	0.0 pts	\$14,700

Month by month

Share of contracts that fell apart, by month





Homes behind the numbers

Recent deals in this report that fell apart, with what happened next. Dates are when the contract fell apart.

Address	Town	Now	Fell apart
1202 Canal Drive	Carolina Beach	Back on the market	Sep 22, 2026
503 Fern Creek Lane	Carolina Beach	Back on the market	Sep 22, 2026
314 Atlanta Avenue	Carolina Beach	Back on the market	Sep 3, 2026
1080 Saint Joseph Street Apt 2b	Carolina Beach	Back on the market	Sep 1, 2026
1231 Pinfish Lane	Carolina Beach	Back on the market	Aug 27, 2026
625 Spencer Farlow Drive 30	Carolina Beach	Back on the market	Aug 20, 2026
1407 Searay Lane Unit 2	Carolina Beach	Back on the market	Aug 20, 2026
902 Fifth Street S A & B	Carolina Beach	Back on the market	Aug 19, 2026
305 Ivy Lane	Carolina Beach	Back on the market	Aug 16, 2026
1615 Lake Park Boulevard S Unit 612	Carolina Beach	Back on the market	Aug 5, 2026
101 Delaware Avenue	Carolina Beach	Back on the market	Aug 3, 2026
505 N Carolina Beach Avenue Unit 1c	Carolina Beach	Back on the market	Jul 16, 2026
1205 Swordfish Lane Unit 2	Carolina Beach	Back on the market	Jul 11, 2026
109 Green Turtle Lane	Carolina Beach	Back on the market	Jun 30, 2026
505 Carolina Beach Avenue N Unit 1f	Carolina Beach	Back on the market	Jun 23, 2026
805 Hamlet Avenue	Carolina Beach	Back on the market	May 16, 2026
1800 Canal Drive 111	Carolina Beach	Back on the market	Apr 17, 2026
1800 Canal Drive 401	Carolina Beach	Back on the market	Apr 17, 2026
1800 Canal Drive 208	Carolina Beach	Back on the market	Apr 17, 2026
1800 Canal Drive 309	Carolina Beach	Back on the market	Apr 17, 2026
1800 Canal Drive 108	Carolina Beach	Back on the market	Apr 17, 2026
2 Clam Shell Lane Unit 9	Carolina Beach	Back on the market	Mar 28, 2026
408 Goldsboro Avenue	Carolina Beach	Under contract again	Sep 30, 2026
109 South Carolina Avenue	Carolina Beach	Under contract again	Sep 17, 2026
400 Virginia Avenue 305-B	Carolina Beach	Under contract again	Sep 5, 2026
202 Lewis Drive Unit 1207	Carolina Beach	Under contract again	Jul 31, 2026
103 Georgia Avenue	Carolina Beach	Under contract again	May 28, 2026
1800 Canal Drive 402	Carolina Beach	Under contract again	Apr 17, 2026
918 N Carolina Beach Avenue N Unit 1f	Carolina Beach	Sold	Sep 18, 2026
222 Carolina Beach Avenue N Unit 112	Carolina Beach	Sold	Aug 30, 2026
901 S Lake Park Boulevard Unit 304	Carolina Beach	Sold	Aug 17, 2026
215 Silver Sloop Way	Carolina Beach	Sold	Jul 16, 2026
1503 Carolina Beach Avenue N Apt 1d	Carolina Beach	Sold	Jul 1, 2026
1102 Canal Drive Unit A	Carolina Beach	Sold	Jun 27, 2026
2 Clam Shell Lane Unit 7	Carolina Beach	Sold	Jun 4, 2026
1715 Carolina Beach Avenue N	Carolina Beach	Sold	May 27, 2026



Address	Town	Now	Fell apart
704 Carolina Beach Avenue S	Carolina Beach	Sold	May 13, 2026
1224 Spot Lane	Carolina Beach	Sold	May 7, 2026
1801 Canal Drive Unit D17	Carolina Beach	Sold	May 1, 2026
108 S Lake Park Boulevard Unit 101	Carolina Beach	Sold	Apr 30, 2026
812 Monroe Avenue	Carolina Beach	Sold	Apr 29, 2026
1800 Canal Drive 304	Carolina Beach	Sold	Apr 17, 2026
1800 Canal Drive 306	Carolina Beach	Sold	Apr 17, 2026
1701 Bowfin Lane Apt C	Carolina Beach	Sold	Mar 24, 2026
109 Lighthouse Drive	Carolina Beach	Sold	Mar 17, 2026
418 Columbia Avenue	Carolina Beach	Sold	Mar 16, 2026
711 Carolina Beach Avenue N	Carolina Beach	Sold	Mar 15, 2026
1510 Lake Park Boulevard S	Carolina Beach	Sold	Feb 10, 2026
119 Lighthouse Drive	Carolina Beach	Sold	Jan 26, 2026
208 Hamlet Avenue	Carolina Beach	Sold	Jan 8, 2026
407 Donzi Court	Carolina Beach	Sold	Dec 23, 2025
902 Grand Bahama Drive	Carolina Beach	Sold	Dec 5, 2025

How these numbers are counted

Resale homes only — new construction and land are left out. A deal "fell apart" when a home went under contract and then came back on the market, or was canceled, withdrawn or expired after a contract was written, however long the contract lasted. Each one is followed to what happened next. Extra days and the price scar compare homes that sold after a deal fell apart with homes that sold on their first contract in the same area and slice. The MLS doesn't record why a contract ended. Source: Hive MLS data compiled by the Buddy Blake Team. Information deemed reliable but not guaranteed.

Want the numbers for your home? Call or text Buddy at (910) 395-1000.